

IN RE: PETITION FOR VARIANCE
W/S Brierleigh Court, 249.20' W
of the c/l Mays Chapel Road
(8 Brierleigh Court)
8th Election District
3rd Councilmanic District

Albert H. Williams, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-466-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 8 Brierleigh Court located in the vicinity of Mays Chapel Road and Timonium Road in Lutherville. The Petition was filed by the owners of the property, Albert H. and Janet F. Williams. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (combination garage and workshop) to be located in the side yard in lieu of the required rear yard placement. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Albert H. Williams, legal owner of the property, James Grammer, Professional Engineer who prepared the site plan for this property, Gene Gillespie, Architect, Robert Pollock, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. Appearing as interested parties were James and Jeri Clarke, nearby property owners.

Testimony and evidence offered revealed that the subject property consists of 7.124 acres, more or less, zoned R.C.5 and is being developed with a single family dwelling. In addition to the dwelling being built, the Petitioners are desirous of constructing a detached combination garage

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

and workshop, approximately 60 feet south of the subject dwelling. The Department of Permits and Development Management (DPDM) office advised the Petitioners to file the instant Petition in that they believe the proposed site for the subject structure is in the side yard.

The dwelling itself poses a problem in interpreting the B.C.Z.R. in that the design of the dwelling is "L"-shaped. Thus, a question arises as to what constitutes the side yard and rear yard of an "L"-shaped dwelling. Testimony offered by the Petitioner was that the garage and workshop building will actually be located in the rear yard of the dwelling and not the side yard, which was the position of DPDM and resulted in the request for a variance. However, all of the witnesses who testified on behalf of the Petitioner opined that the garage and workshop will actually be located to the rear of the dwelling, and not the side. Submitted into evidence as Petitioner's Exhibit 2 was a more detailed plan of the subject property depicting the residence and its orientation toward the front of the property, the garage and workshop building, future swimming pool and pool house, and landscaped terraces. Also shown on this exhibit are extensions of the foundation walls of the dwelling which the Petitioner's witnesses testified are in the side yard. The experts who testified on behalf of the Petitioners believe that given the orientation of the proposed dwelling, the proposed location for the garage is in the rear yard and not the side yard.

As noted above, nearby neighbors attended the hearing as interested parties. Mr. & Mrs. James Clarke indicated they were not opposed to the Petitioners' request to construct the proposed garage and workshop building in the area depicted on Petitioner's Exhibit 1. The design plan prepared by the Petitioner depicts ample landscaping will be provided in

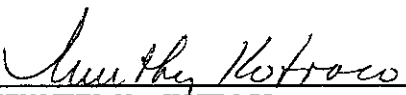
ORIGINAL RECEIVED FOR FILING
Date 7/29/66
By [Signature]

that area of the property and thus, the proposed garage will pose no visual intrusion upon any adjoining property.

After reviewing all of the testimony and evidence offered at the hearing, I find that not only the garage and workshop building which is proposed to be constructed, but also the future swimming pool and pool house will all be located in the rear yard of this property, and thus, the relief requested is not necessary and shall be dismissed. However, the Petitioner shall be required to obtain a valid Baltimore County building permit for the subject garage and workshop structure, as well as the swimming pool and pool house which are proposed to be built in the future.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested shall be dismissed.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of July, 1996 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (combination garage and workshop) to be located in the side yard in lieu of the required rear yard placement, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT, in that the proposed structure will be located in the rear yard as required.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 29, 1996

Howard L. Alderman, Jr., Esquire
Levin & Gann
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
W/S Brierleigh Court, 249.20' W of the c/l Mays Chapel Road
(8 Brierleigh Court)
8th Election District - 3rd Councilmanic District
Albert H. Williams, et ux - Petitioners
Case No. 96-466-A

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been dismissed as moot in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. James Grammer
McKee & Associates, 5 Shawan Road, Cockeysville, Md. 21030

Mr. & Mrs. James Clarke, 2 Brierleigh Court, Lutherville, Md. 21093

People's Counsel

File

MICROFILMED





Petition for Variance

96-466-A

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure (garage and workshop) in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. The site constraints (ie., septic area, existing structures, and topography) limit the feasible area to construct the accessory structure.
2. The accessory structure is necessary to accommodate enclosed storage of additional vehicles from a four car family.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):

✓ Albert H. Williams
(Type or Print Name)
✓ Albert H. Williams
Signature
✓ Janet F. Williams
(Type or Print Name)
✓ Janet F. Williams
Signature

Attorney for Petitioner:

(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:

8 Laurelford Court 527-1555
Address Phone No.

Cockeysville, MD 21030
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

McKee & ASSOCIATES, INC.
Name

5 Shawan Road, Hunt Valley, MD 21030
Address Phone No. 527-1555

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING -1/2HR. +1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: *gk* DATE: 5/22/96

MICROFILMED

464

ORDER RECEIVED FOR FILING

Date

By

MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1563

May 22, 1996

96-466-A

ZONING DESCRIPTION FOR 8 BRIERLIEGH COURT

Beginning at a point on the west side of Brierliegh Court which is 50 feet wide at the distance of 249.20 feet westerly from the centerline of Mays Chapel Road, being 60 feet wide. Being Lot Four Amended Plat of Brierliegh as recorded in Baltimore County Plat Book 63, folio 18. Containing 310,321 square feet or 7.124 acres of land, more or less.

Also known as #8 Brierliegh Court located in the Eighth Election District, Third Councilmanic District.

464

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland 96-466-A

District 801

Posted for: Varisco

Date of Posting 4/7/96

Petitioner: Albert & Janet Williams

Location of property: 8 Briar Lodge Ct

Location of Sign: Facing the driveway on property being zoned

Remarks: _____

Posted by _____

Signature

Date of return: 4/19/96

Number of Signs: 1

MICROFILMED



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 019964

DATE 5-22-96 ACCOUNT 1-661-015-CTR

AMOUNT \$ 85.00

RECEIVED FROM: McKee & Assoc.

FOR: 010 - Variance - 50 - Item # 464
080 - 5171 - 35 - Token by JPF

MICROFILMED

BA 100238PHE-22-96

\$85.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

96-466-A

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 440 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #98-466-A
(Item 484)

8 Briarleigh Court, 24920' from c/d of Mays Chapel Road 8th Election District 3rd Councilmatic

Legal Owner(s):
Albert H. Williams and Janet F. Williams

Variance: to permit an accessory structure (garage and workshop) in the side yard in lieu of the required rear yard.

Hearing: Thursday, June 27, 1996 at 11:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3351.

6/035 June 6 C57328

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/6, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/6, 1996.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

177-000-7000

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 464

Petitioner: ALBERT H WILLIAMS

Location: #8 BRIERLIEGH COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MCKEE & ASSOCIATES, INC

ADDRESS: 5 SHAWAN ROAD

HUNT VALLEY, MD 21030

PHONE NUMBER: (410) 527-1555

MICROFILMED

AJ:ggs

(Revised 04/29/93)

TO: PUTUXENT PUBLISHING COMPANY
June 6, 1996 Issue - Jeffersonian

Please forward billing to:

McKee & Associates, Inc.
5 Shawan Road
Hunt Valley, MD 21030
527-1555

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-466-A (Item 464)
8 Brierliegh Court
W/S Brierliegh Court, 249.20' from c/l of Mays Chapel Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Albert H. Williams and Janet F. Williams

Variance to permit an accessory structure (garage and workshop) in the side yard in lieu of the required rear yard.

HEARING: THURSDAY, JUNE 27, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 30, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-466-A (Item 464)
8 Brierliegh Court
W/S Brierliegh Court, 249.20' from c/l of Mays Chapel Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Albert H. Williams and Janet F. Williams

Variance to permit an accessory structure (garage and workshop) in the side yard in lieu of the required rear yard.

HEARING: THURSDAY, JUNE 27, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Albert and Janet Williams
McKee & Associates, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

RECEIVED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 20, 1996

Albert and Janet Williams
8 Laurelford Court
Cockeysville, MD 21030

RE: Item No.: 464
Case No.: 96-466-A
Petitioner: Albert Williams, et ux

Dear Mr. and Mrs. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 22, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

RECORDED



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director June 7, 1996
Zoning Administration and
Development Management

FROM: Robert A. Wirth *RAW/NMS*
DEPRM

SUBJECT: Zoning Item #464 - Williams Property
8 Brierleigh Court
Zoning Advisory Committee Meeting of June 3, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the 1986 Water Quality Management Policy.

RAW:VK:sp

c: Albert H. & Janice F. Williams

WILLIAMS/DEPRM/TXTSBP

MICROFILMED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

64-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 464 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 05/20/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 03, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 460, 462, 463, 464, 465, 466,
468, 469 AND 470.

MICROFILMED

5 1996

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 10, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for June 10, 1996
Item Nos. 460, 462, 464, 465, 468,
469, and 470

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

RECEIVED
JUN 12 1996

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: June 11, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 458, 460, 462, 463, 464, 465, 466, 468 and 470

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

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PETITION PROBLEMS

#461 --- MJK

1. No telephone number for legal owner.

#462 --- JLL

1. No review information on bottom of petition form.

#463 --- MJK

1. Undersized lot information not in folder (only 1 copy of form).

#464 --- JRF

1. No zoning on folder.
2. No acreage on folder.
3. No election district on folder.
4. No councilmanic district on folder.
5. Old petition form was used - no address or zoning on form.

#466 --- CAM

1. No review information on bottom of variance petition.
2. Wording on special hearing petition is incomplete.

#467 --- JJS

1. No review information on bottom of petition form.
2. Petition says zoning is "BR"; folder says zoning is "BR-CSA & BR-CCC".

#470 --- CAM

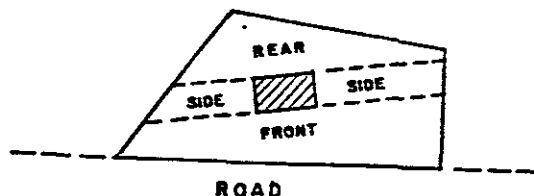
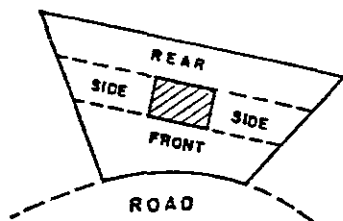
1. No review information on bottom of petition form.
2. No item number on petition form.

MICROFILMED

METHOD OF DETERMINING YARD AREAS

All yard areas are determined by extending the foundation walls to the property lines for delineation

.....ALL ZONES



RTA vs non-RTA SETBACKS

Within Residential Transition Area:
Facing Residential

Front.....75'
Side.....75'
Rear.....150'
Parking.....75'

Buffer Width:

Building Front.....50'
Building Side.....50'
Building Rear.....75'
Facing Parking.....75'
Note: (For all other setbacks,
use Out of Transition requirements)

Building Height.....35' maximum
Building Length.....130' maximum

Distance between facing elevations is
1-1/2 x the height of the highest
building. (See Policy on Next Page)

Outside Residential Transition Area:

Window to Window.....40'
Window to Street R/W.....25'
Window to Tract Boundary.....35'
Window to Property Line.....15'
Building to Ex. R/W.....25'
Building to Ex. R/W C/L.....50'
Building to Proposed R/W.....0'
Building to Tract Boundary.....30'

"Height to Height" Requirements (Distances between facing elevation) (See Policy on Next Page)

0-20'.....16' separation
20-25'.....25' separation
25-30'.....30' separation
30-40'.....40' separation
40-50'.....60' separation
50-60'.....75' separation

Building Length.....300' maximum

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Baltimore County
Zoning Regulations

Information Sheet

I-1.3c

APPROVED MAY 13 1992

RE: PETITION FOR VARIANCE	*	BEFORE THE
8 Brierleigh Court, W/S Brierleigh Ct,	*	
249.20' from c/l of Mays Chapel Road	*	ZONING COMMISSIONER
8th Election District, 3rd Councilmanic	*	
	*	OF BALTIMORE COUNTY
Legal Owner(s): Albert and Janet Williams	*	
Petitioners	*	CASE NO. 96-466-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to McKee & Associates, Inc., 5 Shawan Road, Hunt Valley, MD 21030, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Albert H. Williams
Robert Fallock
Gene Gillespie
James Grammer
Howard L. Anderson Jr

8 Brierleigh Court Lakeside 21093
2015 Knox Ave
113 ST. DUNSTONS RD, BALT.
5 SHAWAN ROAD 21030
LEVIN & GANN PT
35 W Chesapeake Ave #113 Towson 21204

MICROFILMED

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

James Douglas Clarke

Jeri Sue Clarke

2 BRIERLEY CT.

LUTHERVILLE, MD

21093

3 MICROFILMED

COPY

**BRIERLEIGH Homeowners Association
Architectural Committee**

May 1, 1996

Mr. and Mrs. Albert H. Williams
8 Laurelford Court
Cockeysville, Maryland 21030

Dear Jan and Albert:

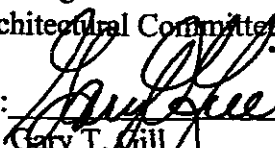
This is to acknowledge receipt of your "Preliminary Landscape Master Plan" dated April 9, 1996. Also we have received various building elevations schematics with respect to your proposed stone garage and workshop as well as the pool house and pool dated March 8, 1996.

Enclosed please find a Brierleigh Architectural Committee Design Review Data Sheet which we have received from David Gleason which indicates his approval of your plans. Accordingly, this letter is intended to serve as the Homeowners Association's Architectural Committee's approval for the aforementioned plans. Consistent with our previous correspondence with you when you submitted your overall house plans, etc. in the Fall of 1995, this current approval is subject to your subsequent submission of final details pertaining to siding and shutter colors as well as your final exterior lighting and landscaping plan.

If I can be of any further assistance please advise.

Sincerely,

Brierleigh Homeowners Association
Architectural Committee

By: 
Gary T. Gill
on behalf of Committee

GTG/tcd
Enclosure

MICROFILMED

**PETITIONER'S
EXHIBIT 5**

BALTIMORE

COUNTRY

CLUB

93-37-5PH

W 13,500

POOL

POOL

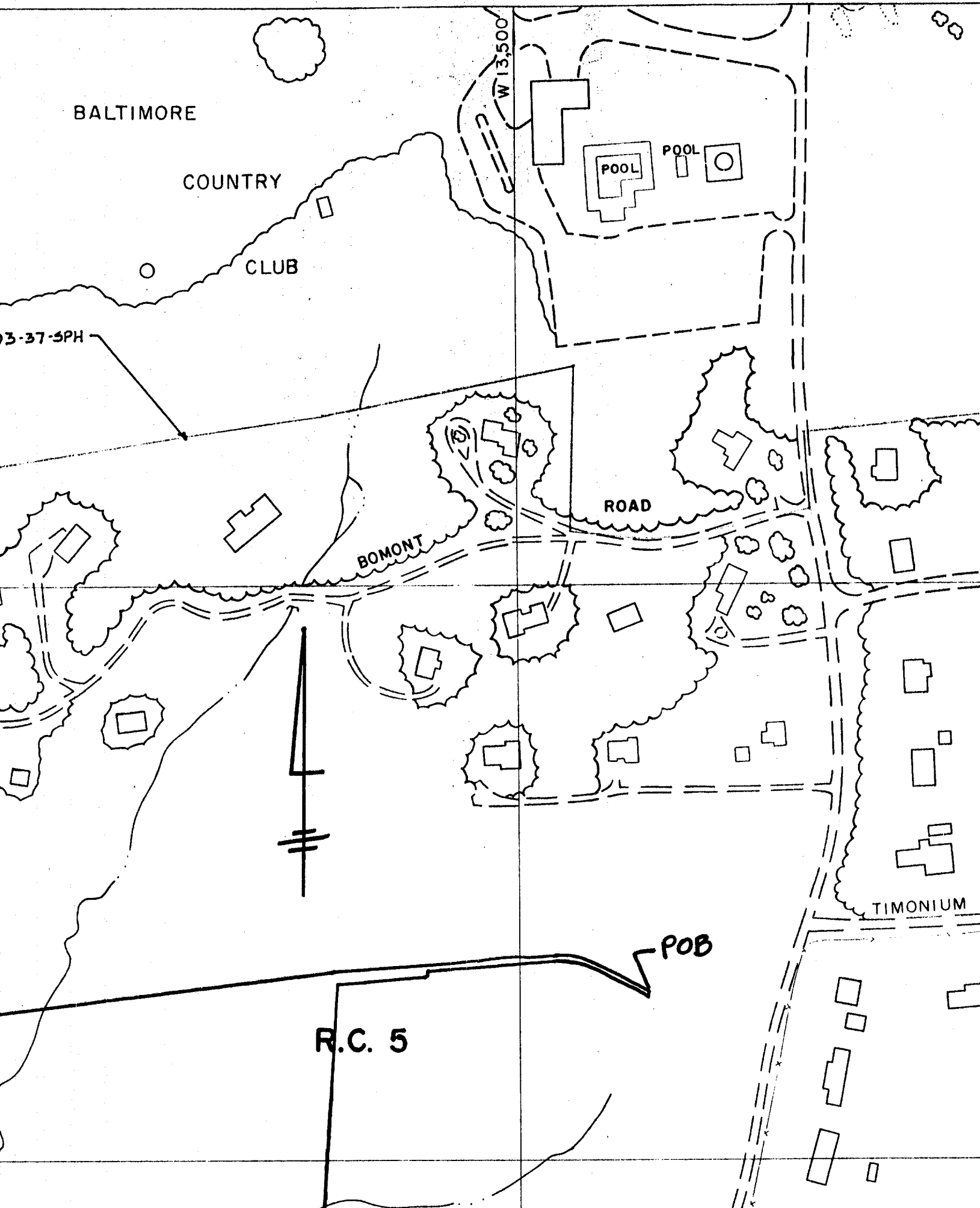
ROAD

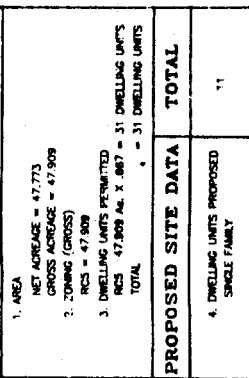
BOMONT

TIMONIUM

POB

R.C. 5





LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES

- [illegible]

With Completed _____
 First PIC: **BA**
 Public services _____
 Dir. Design: _____
 Dir. Engineer: **3-27**
 Streams, Numbering: **3-1-2-3**
 Planning _____
 Local Authorities: **PA's**

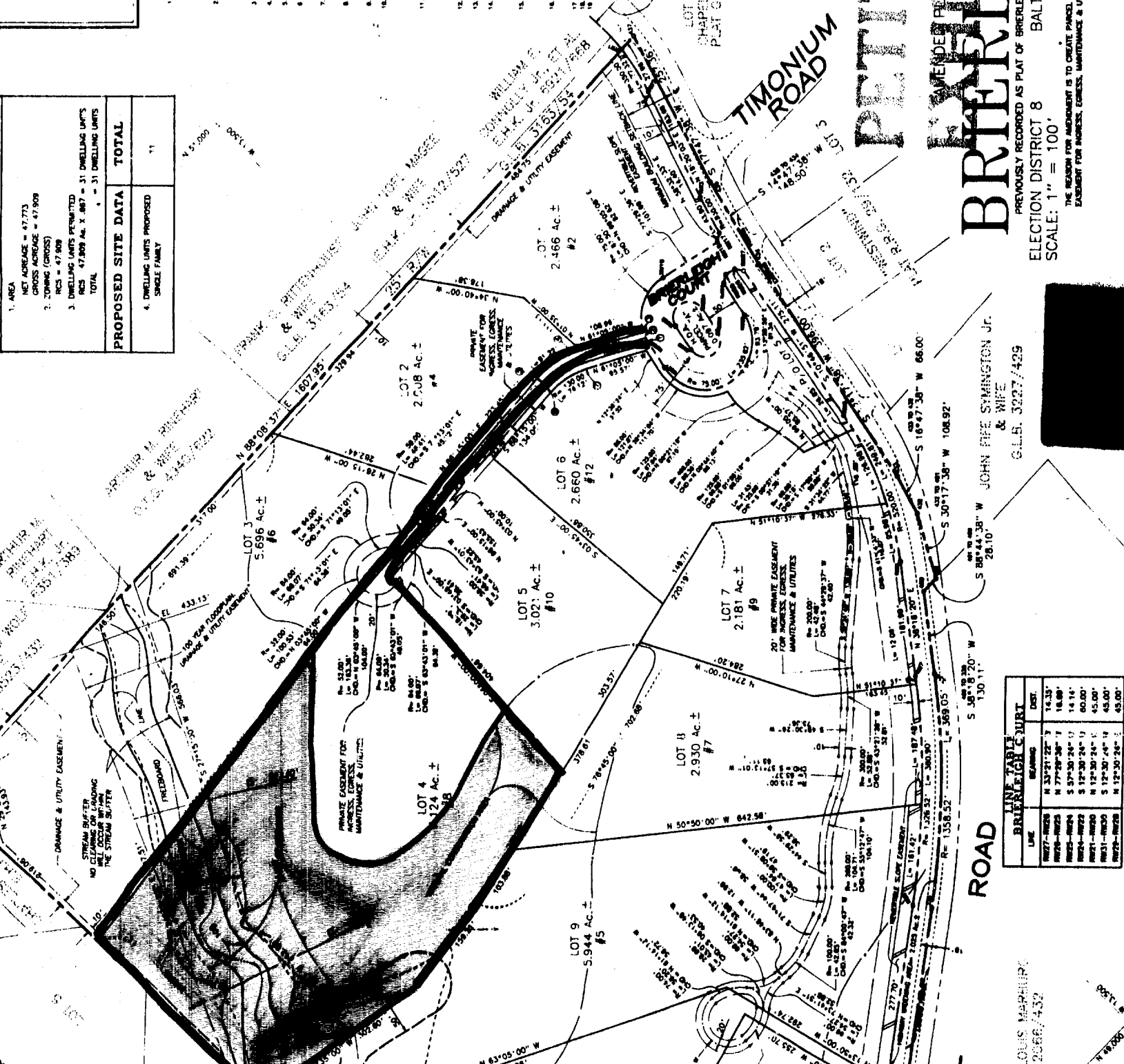
REF TOWER'S

AMENDED PEAT-OF-BRITAIN BILL

PREVIOUSLY RECORDED AS PLAT OF BRIDLEIGH IN PLAT BOOK S.M. 59/135
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 8
FEBRUARY 22, 1989
SCALE: 1" = 100'

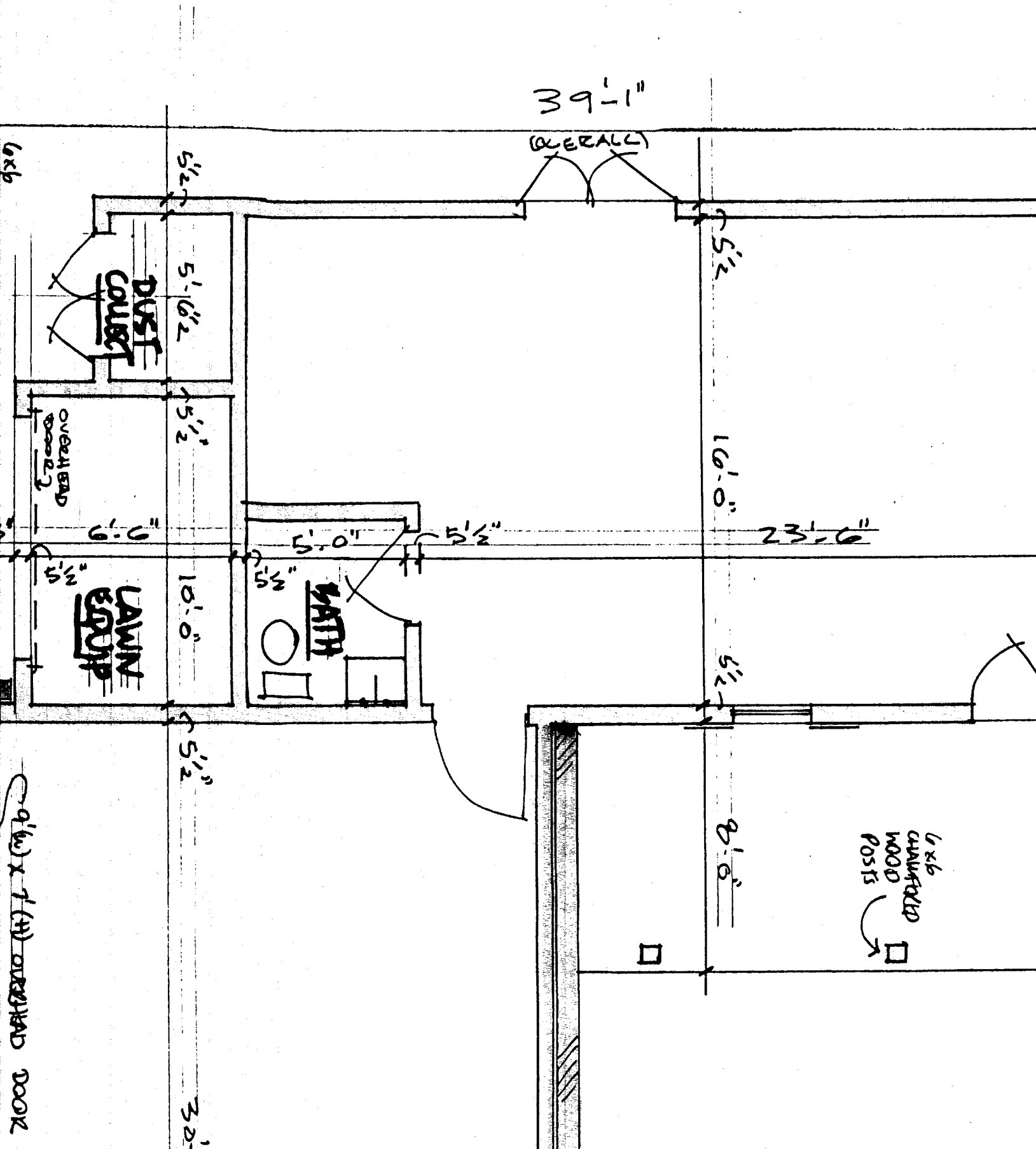
THE REASON FOR AMENDMENT IS TO CREATE PARCEL "B" AND TO REASON THE PLANNED
 EASEMENT FOR INGRESS, EGRESS, MAINTENANCE & UTILITIES THROUGH LOTS 5-11.

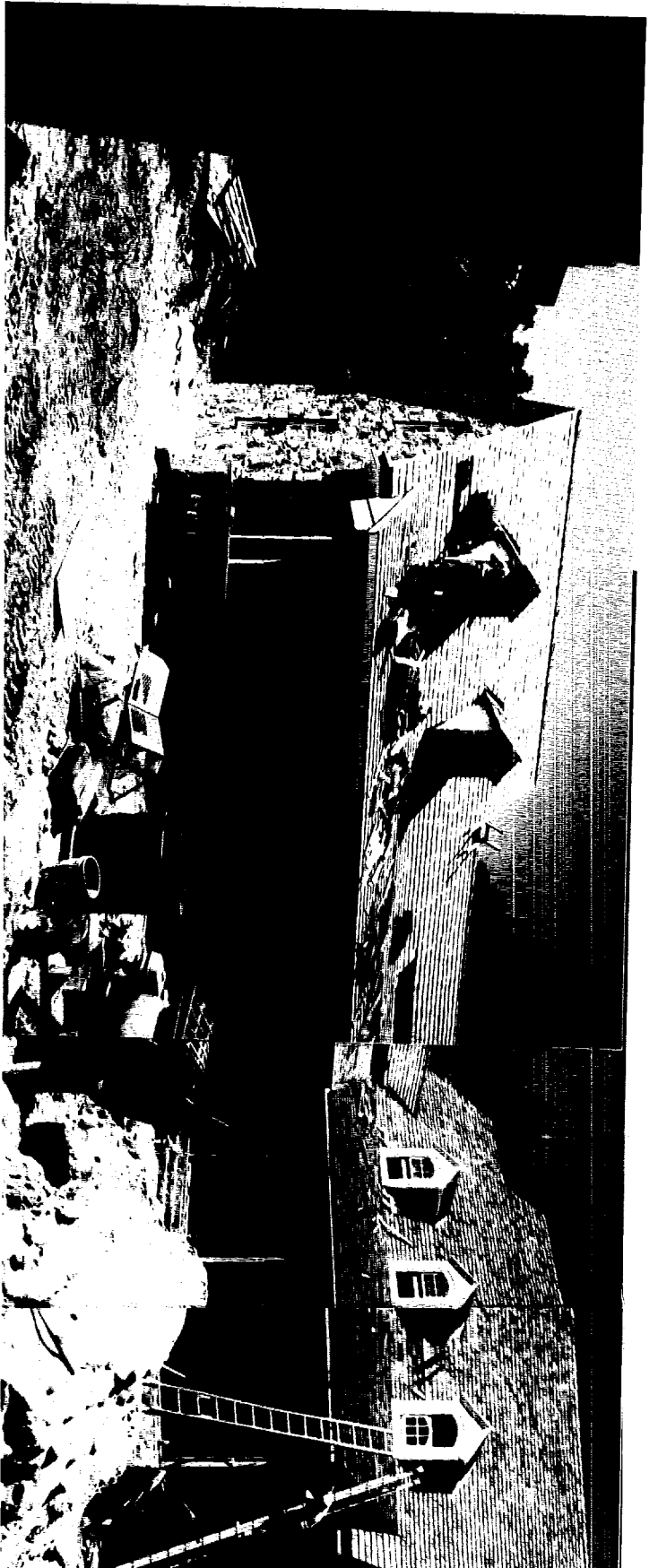
DECEMBER 1964



LINE TABLE BRIEFING COURT				
LINE	BEARING	DIST.		
0027-0028	N 33°21'22" E	3	14.35'	
0028-0029	N 77°29'30" E	1	10.00'	
0029-0030	S 57°30'24" E	1	14.14'	
0030-0031	S 12°30'24" E	1	60.00'	
0031-0032	N 12°30'24" E	1	45.00'	
0032-0033	S 12°30'24" E	1	45.00'	
0033-0034	N 10°00'24" E	1	45.00'	

005 1494430
20897452





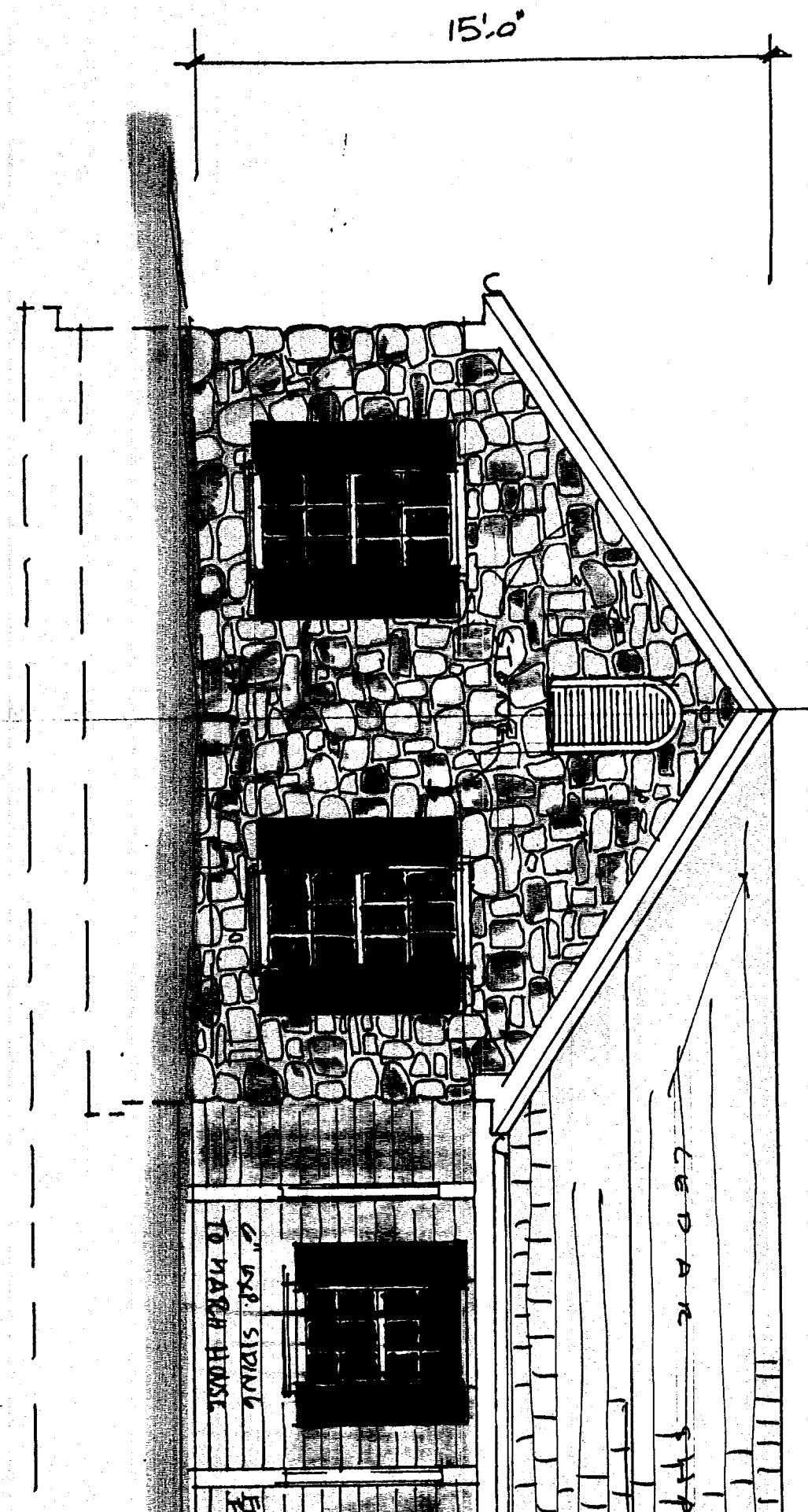
FRONT ELEVATION



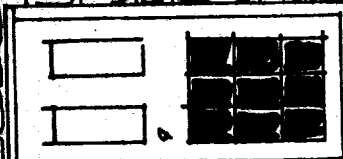
RIGHT SIDYARD



STONE CAPABLE + WORKSHOP ENTRY FACING FAMILY



15'-0"



SHAKES

ELEVATION

FACADE POOL

ELEVATION

10" x 10"



**VIEW OF DWELLING FROM
CENTER OF PANHANDLE DRIVEWAY**

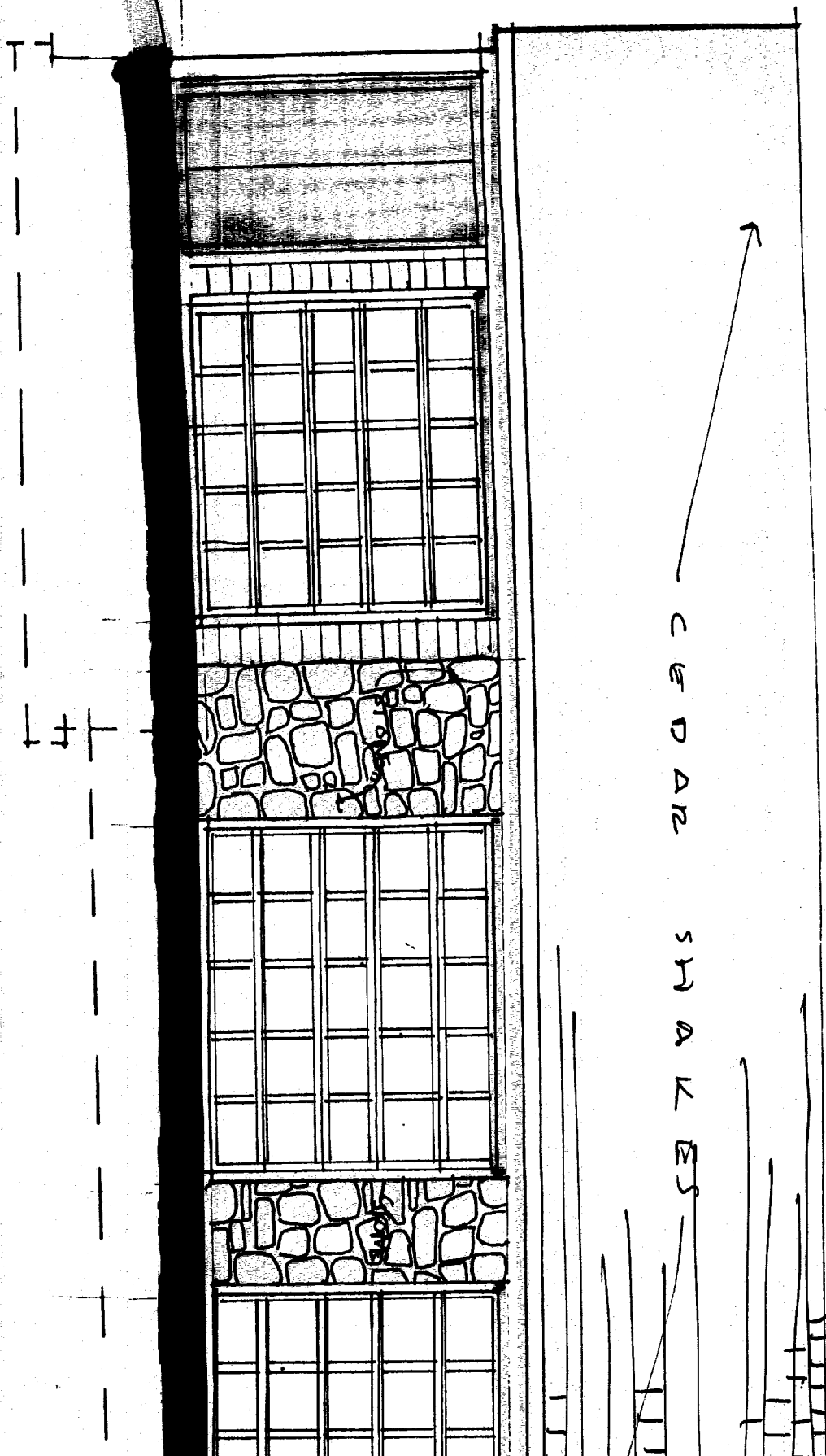


SOUTHWEST FACADE

SOU



GARAGE DOOR ELEVATION



CEDAR SHAKES

IN RE: PETITION FOR VARIANCE
W/S Brierleigh Court, 249.20' W
of the c/l Mays Chapel Road
(8 Brierleigh Court)
8th Election District
3rd Councilmanic District
Case No. 96-466-A
Albert H. Williams, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 8 Brierleigh Court located in the vicinity of Mays Chapel Road and Timonium Road in Lutherville. The Petition was filed by the owners of the property, Albert H. and Janet F. Williams. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (combination garage and workshop) to be located in the side yard in lieu of the required rear yard placement. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Albert H. Williams, legal owner of the property, James Grammer, Professional Engineer who prepared the site plan for this property, Gene Gillespie, Architect, Robert Pollock, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. Appearing as interested parties were James and Jeri Clarke, nearby property owners.

Testimony and evidence offered revealed that the subject property consists of 7.124 acres, more or less, zoned R.C.5 and is being developed with a single family dwelling. In addition to the dwelling being built, the Petitioners are desirous of constructing a detached combination garage

and workshop, approximately 60 feet south of the subject dwelling. The Department of Permits and Development Management (UPDM) office advised the Petitioners to file the instant Petition in that they believe the proposed site for the subject structure is in the side yard.

The dwelling itself poses a problem in interpreting the B.C.Z.R. in that the design of the dwelling is "L"-shaped. Thus, a question arises as to what constitutes the side yard and rear yard of an "L"-shaped dwelling. Testimony offered by the Petitioner was that the garage and workshop building will actually be located in the rear yard of the dwelling and not the side yard, which was the position of DPDM and resulted in the request for a variance. However, all of the witnesses who testified on behalf of the Petitioner opined that the garage and workshop will actually be located to the rear of the dwelling, and not the side. Submitted into evidence as Petitioner's Exhibit 2 was a more detailed plan of the subject property depicting the residence and its orientation toward the front of the property, the garage and workshop building, future swimming pool and pool house, and landscaped terraces. Also shown on this exhibit are extensions of the foundation walls of the dwelling which the Petitioner's witnesses testified are in the side yard. The experts who testified on behalf of the Petitioners believe that given the orientation of the proposed dwelling, the proposed location for the garage is in the rear yard and not the side yard.

As noted above, nearby neighbors attended the hearing as interested parties. Mr. & Mrs. James Clarke indicated they were not opposed to the Petitioners' request to construct the proposed garage and workshop building in the area depicted on Petitioner's Exhibit 1. The design plan prepared by the Petitioner depicts ample landscaping will be provided in

that area of the property and thus, the proposed garage will pose no visual intrusion upon any adjoining property.

After reviewing all of the testimony and evidence offered at the hearing, I find that not only the garage and workshop building which is proposed to be constructed, but also the future swimming pool and pool house will all be located in the rear yard of this property, and thus, the relief requested is not necessary and shall be dismissed. However, the Petitioner shall be required to obtain a valid Baltimore County building permit for the subject garage and workshop structure, as well as the swimming pool and pool house which are proposed to be built in the future.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested shall be dismissed.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of July, 1996 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (combination garage and workshop) to be located in the side yard in lieu of the required rear yard placement, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT, in that the proposed structure will be located in the rear yard as required.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

July 29, 1996

(410) 887-4386

Howard L. Alderman, Jr., Esquire
Levin & Gann
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
W/S Brierleigh Court, 249.20' W of the c/l Mays Chapel Road
(8 Brierleigh Court)
8th Election District - 3rd Councilmanic District
Albert H. Williams, et ux - Petitioners
Case No. 96-466-A

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been dismissed as moot in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. James Grammer
McKee & Associates, 5 Shawan Road, Cockeysville, Md. 21030

Mr. & Mrs. James Clarke, 2 Brierleigh Court, Lutherville, Md. 21093

People's Counsel

File



Petition for Variance

96-466-A

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure (garage and workshop) in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. The site constraints (ie, septic area, existing structures, and topography) limit the feasible area to construct the accessory structure.
2. The accessory structure is necessary to accommodate enclosed storage of additional vehicles from a four car family.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Albert H. Williams

Albert H. Williams

Janet F. Williams

Janet F. Williams

Robert A. Williams

Robert A. Williams

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

8 Laurelford Court 527-1555

Cockeysville, MD 21030

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

McKee & Associates, Inc.

5 Shawan Road, Hunt Valley, MD 21030

Address

Attorney's Office Use Only

ESTIMATED LENGTH OF HEARING - 1/2HR. +1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

OTHER

REVIEWED BY: 5/22/96

MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1553

May 22, 1996

ZONING DESCRIPTION FOR 8 BRIERLEIGH COURT

Beginning at a point on the west side of Brierleigh Court which is 50 feet wide at the distance of 249.20 feet westerly from the centerline of Mays Chapel Road, being 60 feet wide. Being Lot Four Amended Plat of Brierleigh as recorded in Baltimore County Plat Book 63, folio 18. Containing 310,321 square feet or 7.124 acres of land, more or less.

Also known as #8 Brierleigh Court located in the Eighth Election District, Third Councilmanic District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th
Posted for: Variance
Petitioner: Albert H. Williams
Location of property: 8 Brierleigh Court
Location of Sign: 8 Brierleigh Court, front of property
Remarks:
Posted by: [Signature]
Number of Signs: 1
Date of return: 7/28/96

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/6, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/6, 1996.

THE JEFFERSONIAN,
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed Variance from the Zoning Regulations of Baltimore County, Case No. 96-466-A, at the County Office Building, 400 Washington Avenue, Towson, Maryland 21204, on Thursday, July 27, 1996, at 11:00 a.m. in Room 112 of the County Office Building.

Case No. 96-466-A
Petitioner: Albert H. Williams and Janet F. Williams
Address: 8 Brierleigh Court, 249.20' W of Mays Chapel Road, 8th Election District, 3rd Councilmanic District
Legal Owner(s): Albert H. Williams and Janet F. Williams
Address: 8 Brierleigh Court, 249.20' W of Mays Chapel Road, 8th Election District, 3rd Councilmanic District
Phone: (410) 527-1555
City: Towson, MD 21204
Date: July 27, 1996, at 11:00 a.m. in Room 112 of the County Office Building.

LAWRENCE SCHWARTZ
Zoning Commissioner for Baltimore County
Address: 400 Washington Avenue, Towson, Maryland 21204
Phone: (410) 887-3391
City: Towson, MD 21204
Date: July 27, 1996, at 11:00 a.m. in Room 112 of the County Office Building.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 010864

DATE: 7/29/96 ACCOUNT: 96-466-A

AMOUNT: \$ 25.00

RECEIVED FROM: [Signature]

FOR: [Signature]

DATE: 7/29/96

VALIDATION OR SIGNATURE OF CASHIER: [Signature]

DATE: 7/29/96

DATE: 7/29/96

DATE: 7/29/96

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

For newspaper advertising:
Item No.: 404
Petitioner: ALBERT H. WILLIAMS
Location: 8 BRIERLEIGH COURT
PLEASE FORWARD ADVERTISING BILL TO:
NAME: McKEE & ASSOCIATES, INC
ADDRESS: 5 SHAWAN ROAD
HUNT VALLEY, MD 21030
PHONE NUMBER: (410) 527-1555

Advised: (Revised 04/29/94)

TO: PETITION PUBLISHING COMPANY
June 6, 1996 Issue - Jeffersonian

Please forward billing to:
McKee & Associates, Inc.
5 Shawan Road
Hunt Valley, MD 21030
527-1555

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-466-A (Item 464)
8 Briarleigh Court
W/S Briarleigh Court, 249.20' from c/l of Mays Chapel Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Albert H. Williams and Janet F. Williams

Variance to permit an accessory structure (garage and workshop) in the side yard in lieu of the required rear yard.

HEARING: THURSDAY, JUNE 27, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAURENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 30, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-466-A (Item 464)
8 Briarleigh Court
W/S Briarleigh Court, 249.20' from c/l of Mays Chapel Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Albert H. Williams and Janet F. Williams

Variance to permit an accessory structure (garage and workshop) in the side yard in lieu of the required rear yard.

HEARING: THURSDAY, JUNE 27, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Albert and Janet Williams
McKee & Associates, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 20, 1996

Albert and Janet Williams
8 Laurelford Court
Cockeysville, MD 21030

RE: Item No.: 464
Case No.: 96-466-A
Petitioner: Albert Williams, et ux

Dear Mr. and Mrs. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 22, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: Robert A. Wirth, DEPRM

SUBJECT: Zoning Item #464 - Williams Property
8 Briarleigh Court
Zoning Advisory Committee Meeting of June 3, 1996

June 7, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the 1986 Water Quality Management Policy.

RAW:VK:sp

cc: Albert H. & Janice F. Williams

WILLIAMS/DEPRM/TXTSBP

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 106
Towson, Maryland 21204

RE: Baltimore County
Item No. 464 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21206-5500

Office of the Fire Marshal
(410) 887-4830

DATE: 05/20/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
Location: DISTRIBUTION MEETING OF JUNE 03, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 460, 462, 463, 464, 465, 466, 468, 469 AND 470.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for June 10, 1996
Item Nos. 460, 462, 464, 465, 468,
469, and 470

Date: June 10, 1996

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

JUNE12

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

DATE: June 11, 1996

The Office of Planning has no comments on the following petition(s):
Item No. 458, 460, 462, 463, 464, 465, 466, 468 and 470
If there should be any further questions or if this office can provide additional
information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey M. Long
Division Chief: Gary L. Kinn

PK/JL

ITEM 458/PZONE/TXTJWL

PETITION PROBLEMS

#461 --- MJK

1. No telephone number for legal owner.

#462 --- JLL

1. No review information on bottom of petition form.

#463 --- MJK

1. Undersized lot information not in folder (only 1 copy of form).

#464 --- JRE

1. No zoning on folder.
2. No acreage on folder.
3. No election district on folder.
4. No councilmanic district on folder.
5. Old petition form was used - no address or zoning on form.

#466 --- CAM

1. No review information on bottom of variance petition.
2. Wording on special hearing petition is incomplete.

#467 --- JJS

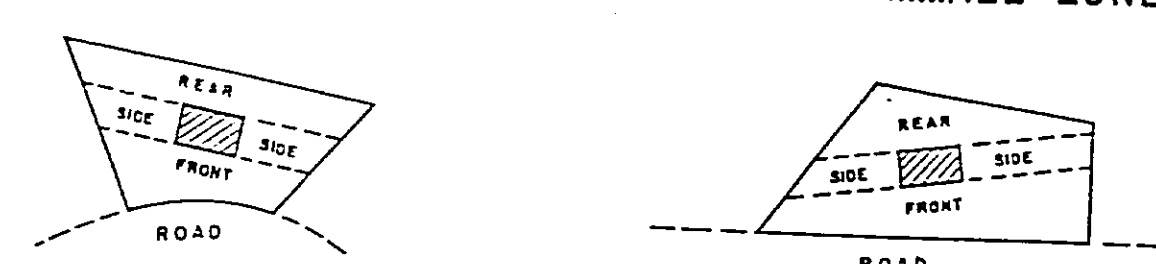
1. No review information on bottom of petition form.
2. Petition says zoning is "BR"; folder says zoning is "BR-CSA & BR-CCC".

#470 --- CAM

1. No review information on bottom of petition form.
2. No item number on petition form.

May 30, 1996

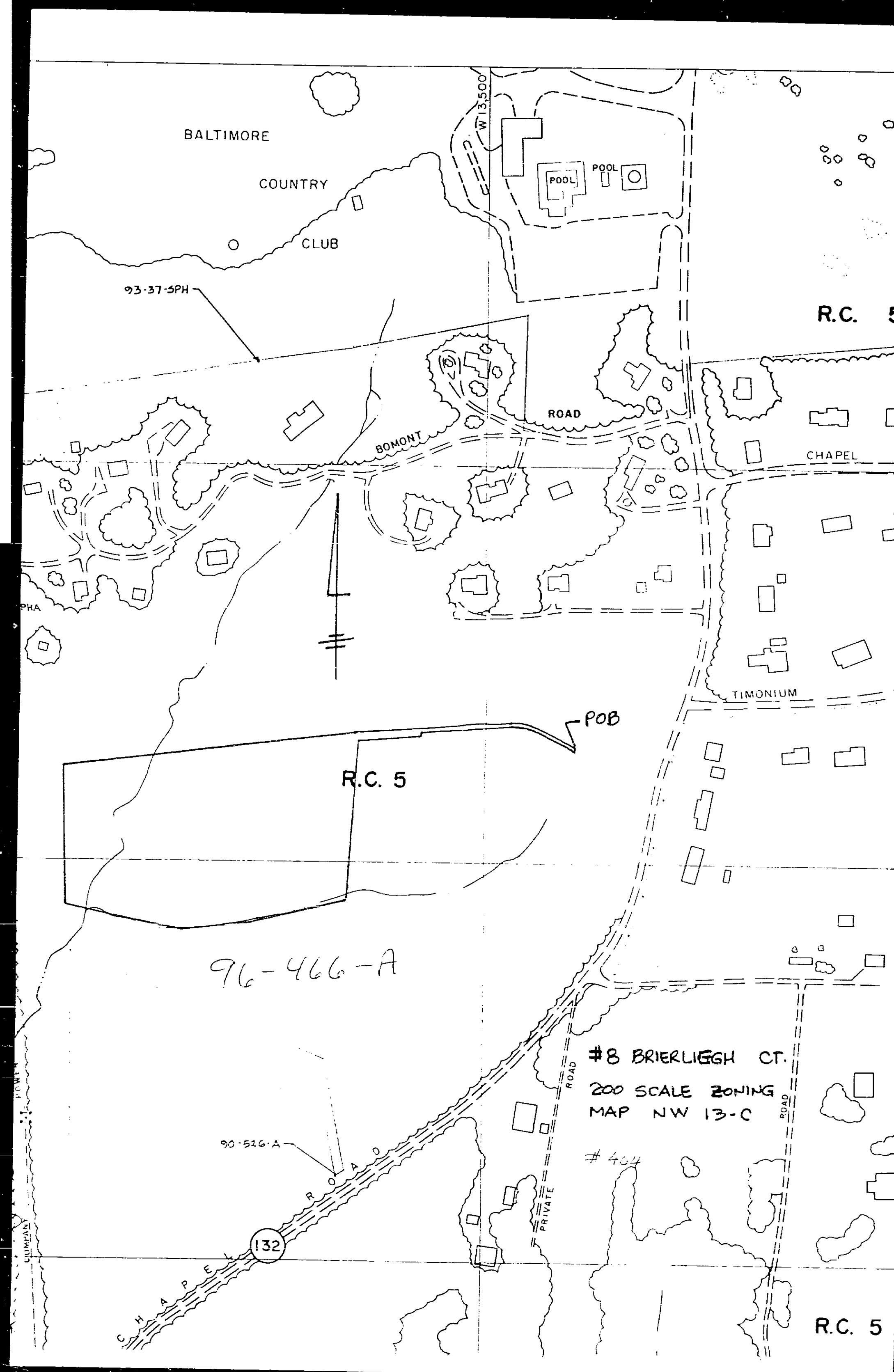
METHOD OF DETERMINING YARD AREAS
All yard areas are determined by extending the foundation
walls to the property lines for delineation



RTA vs non-RTA SETBACKS

Within Residential Transition Area: Facing Residential	Outside Residential Transition Area:
Front.....75'	Window to Window.....40'
Side.....75'	Window to Street R/W.....25'
Rear.....150'	Window to Tract Boundary.....15'
Parking.....75'	Window to Property Line.....15'
	Building to Ex. R/W.....25'
	Building to Ex. R/W C/L.....50'
	Building to Proposed R/W.....0'
	Building to Tract Boundary.....30'
Buffer Width:	
Building Front.....50'	
Building Side.....50'	
Building Rear.....75'	
Facing Parking.....75'	
Note: (For all other setbacks, use Out of Transition requirements)	
Building Height.....35' maximum	
Building Length.....130' maximum	
Distance between facing elevations is 1-1/2 x the height of the highest building. (See Policy on Next Page)	
	Height to Height Requirements (Distances between facing elevation) (See Policy on Next Page)
	0-20'.....15' separation
	20-25'.....25' separation
	25-30'.....30' separation
	30-40'.....40' separation
	40-50'.....50' separation
	50-60'.....75' separation
	Building Length.....300' maximum

Baltimore County
Zoning Regulations
Information Sheet
15-13c
APPROVED MAY 13 1992



RE: PETITION FOR VARIANCE
8 Briarleigh Court, W/S Briarleigh Ct.
249.20' from c/t of Mays Chapel Road
8th Election District, 3rd Councilmanic
Legal Owner(s): Albert and Janet Williams
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-466-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-
captioned matter. Notice should be sent of any hearing dates or other
proceedings in this matter and of the passage of any preliminary or
final order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Denilio
CAROLE S. DENILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 1996, a copy of
the foregoing Entry of Appearance was mailed to McKee & Associates,
Inc., 5 Shawan Road, Hunt Valley, MD 21030, representative for
Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<u>Albert H. Williams</u>	<u>8 Briarleigh Court, Lanesville 21093</u>
<u>Robert K. Kinn</u>	<u>2415 Kinn Ave</u>
<u>Jane Gillespie</u>	<u>113 ST. JOSEPHS RD, BALT.</u>
<u>JAMES GRAMMER</u>	<u>5 SHAWAN ROAD 21030</u>
<u>Howard L. Anderson Jr</u>	<u>1600 S. GARDEN PK 3500 Chesapeake Ave #113 Towson 21204</u>

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME	ADDRESS
<u>James Douglas Clarke</u>	<u>2 BRIERLIGH CT</u>
<u>Teri Sue Clarke</u>	<u>2 BRIERLIGH CT</u>



FRONT ELEVATION

PETITIONER'S
EXHIBIT 3P



RIGHT SIDEYARD



LEFT SIDEYARD AND REAR YARD

PETITIONER'S
EXHIBIT 3Q



VIEW OF DWELLING FROM
CENTER OF PANHANDLE DRIVEWAY

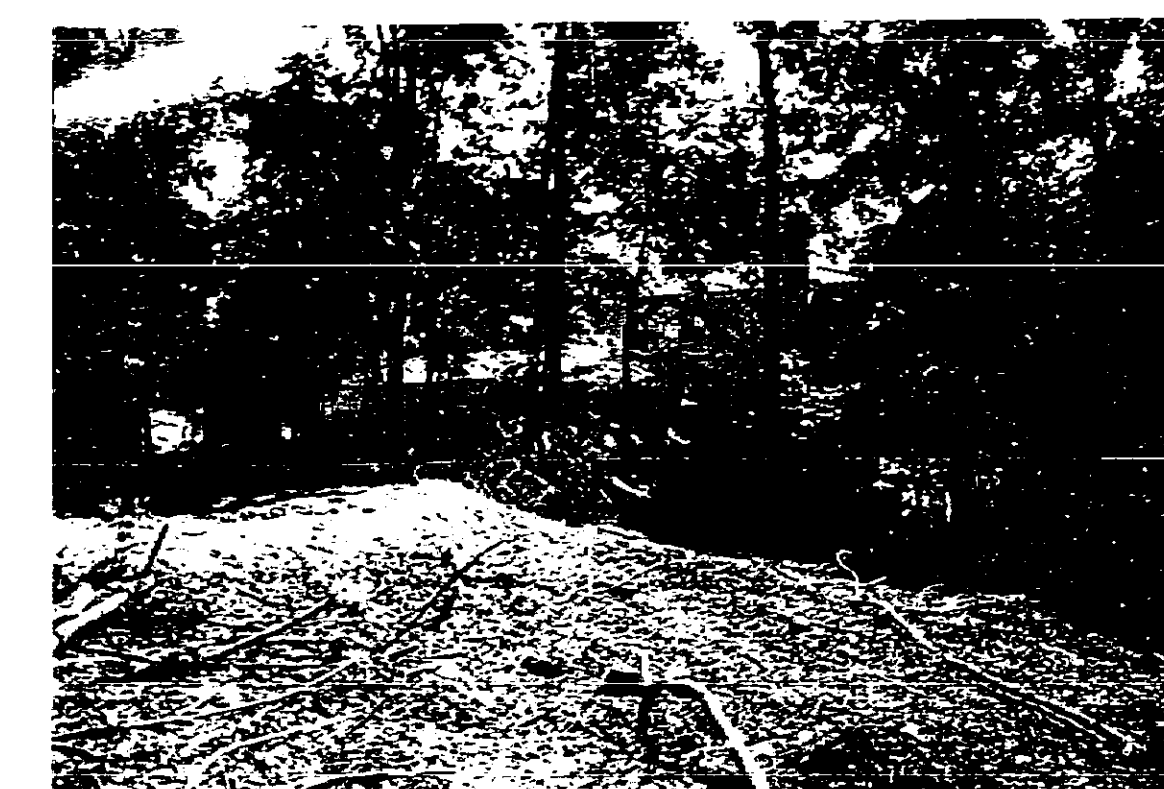
PETITIONER'S
EXHIBIT 3C



SOUTHWEST FACADE

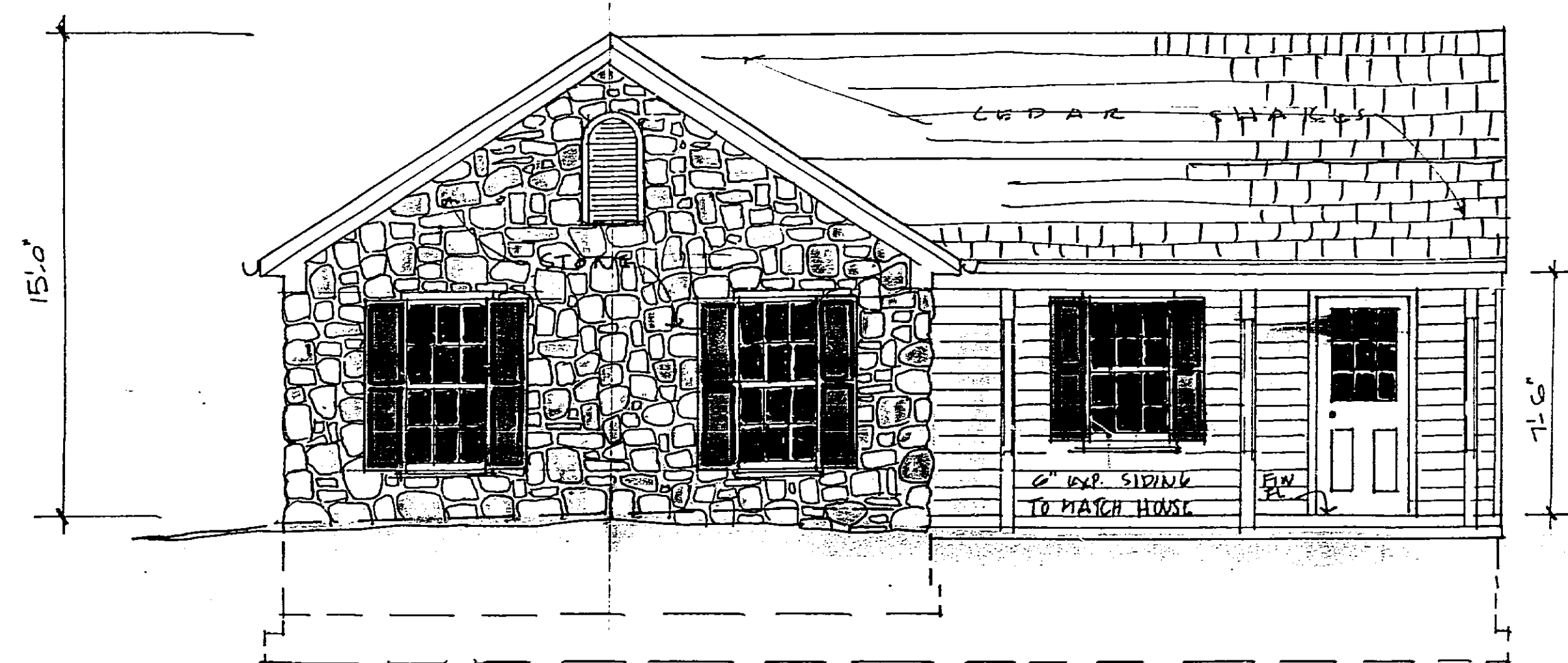


SOUTHEAST FACADE



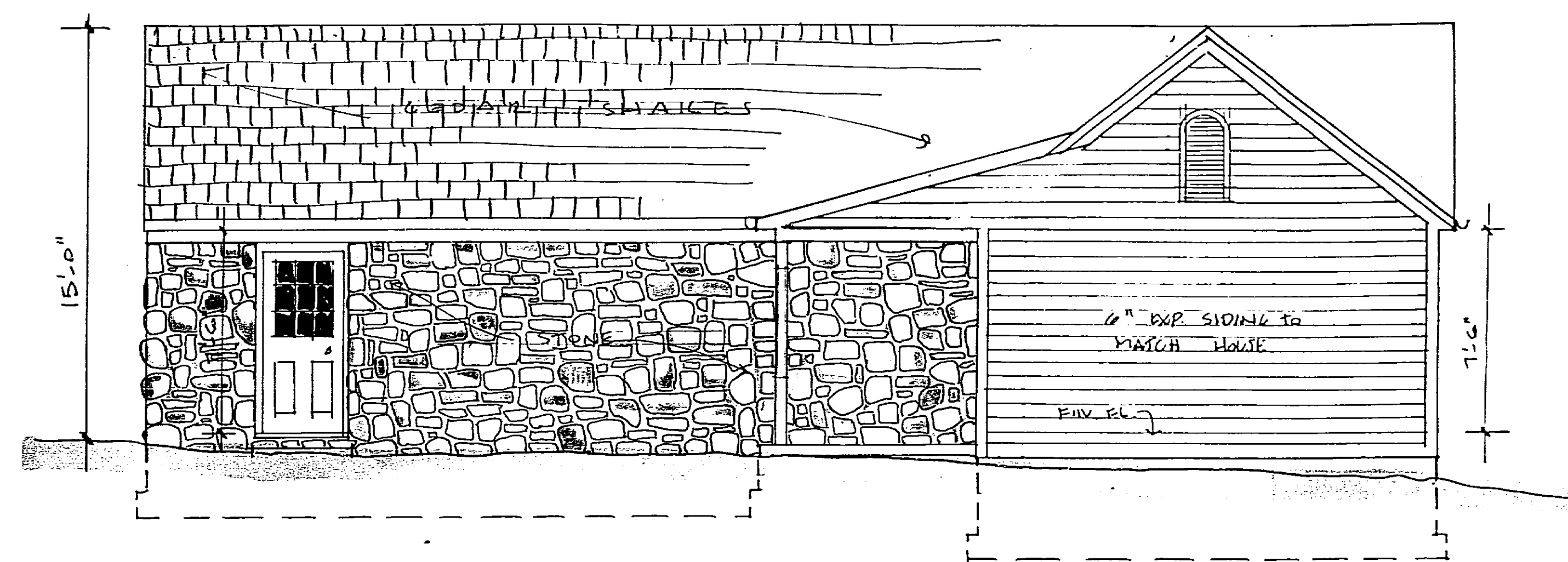
VIEW TOWARDS SALAZAR DWELLING FROM
APPROXIMATE GARAGE/ WORKSHOP LOCATION

PETITIONER'S
EXHIBIT 3D



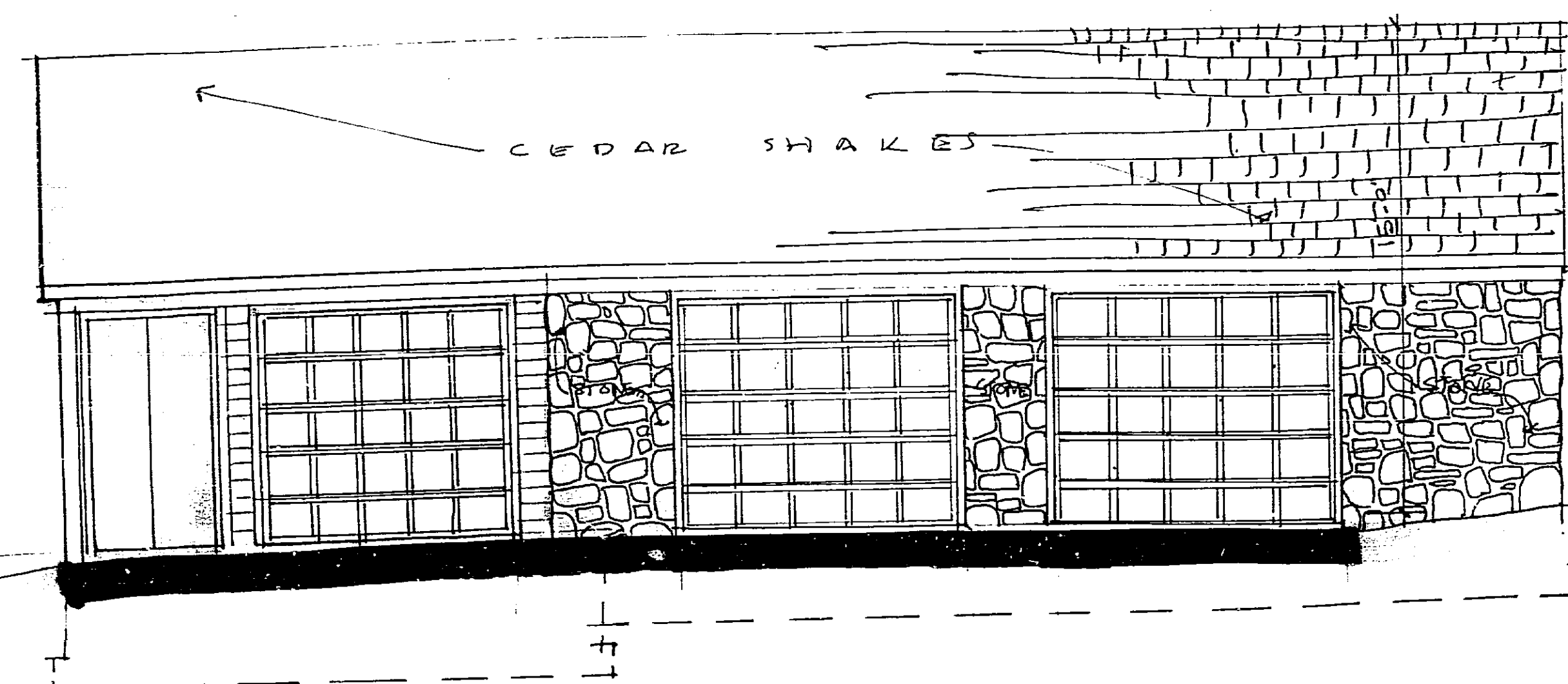
STONE GARAGE + WORKSHOP ENTRY FACING FAMILY ROOM

PETITIONER'S
EXHIBIT 67



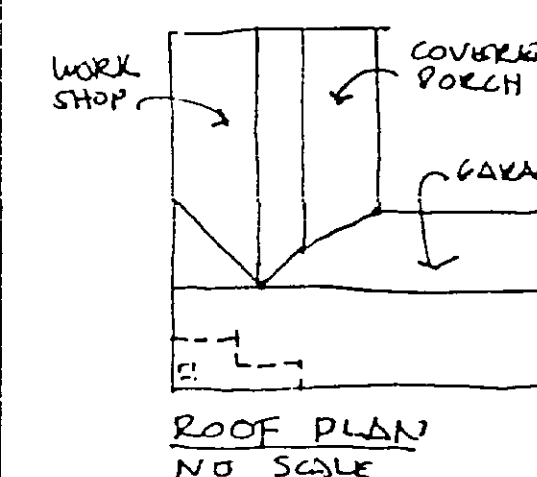
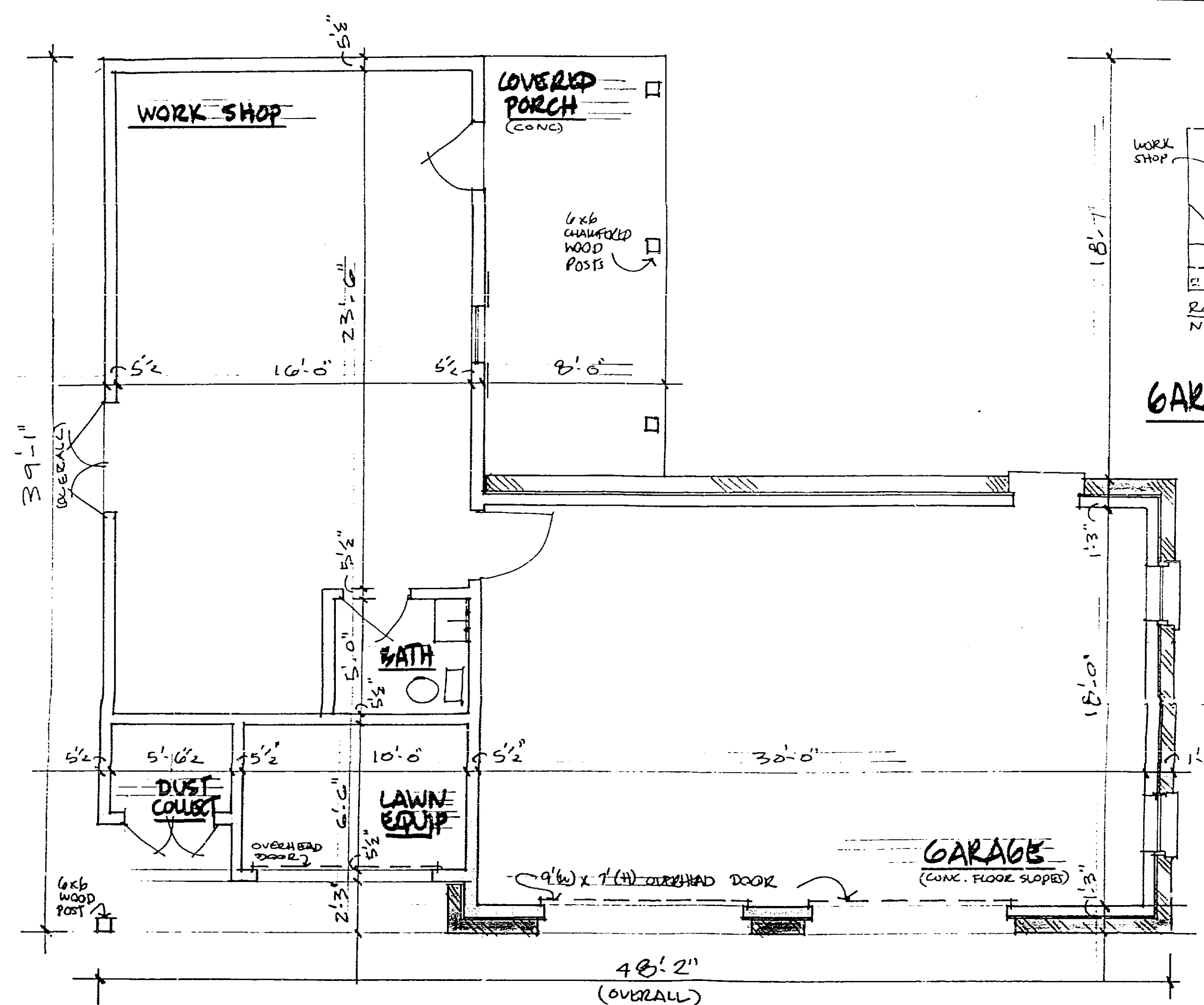
ELEVATION FACING POOL + POOL HOUSE

PETITIONER'S
EXHIBIT 68



GARAGE DOOR ELEVATION

PETITIONER'S
EXHIBIT 6C



GARAGE/WORKSHOP PLAN

PETITIONER'S
EXHIBIT 6D

